



### The way I see it...

While walking in the nature reserve the other day, I was stunned once again by the many fynbos specimens that are for most of the year, unnoticed, but explode into flower at their own right time. I was reminded of something I once read [Henry Beecher said it] "Flowers are the sweetest things God ever made and forgot to put a soul into!"

September means it is time for us winter couch potatoes to rediscover all those nature trails that FOSTER has so diligently maintained in the months when most of us were hibernating. Time to be stunned again at the subtle and intricate beauty of fynbos flowers which are so much part of Cape St Francis.



### Suppliers! Beware the Consumer Protection Act

In October 2010, **The Consumer Protection Act** will become law in South Africa. This Act will provide protection for the 'little people' in the market place - the vulnerable, the previously disadvantaged, the uneducated and the illiterate. Whereas in the past, the onus was on the buyer to protect himself, it will now be case of, suppliers, unless you are interacting with the consumer in a fair, reasonable and honest way, beware!!".

**What are the positives for the consumer?** \* losing that non-refundable deposit for holiday accommodation not taken up, maybe a thing of the past \* the irritation of tele-marketing after hours could become a no-go \* no more being locked into a cellphone contract because of fine-print you didn't understand \* far more freedom to return defective goods \* an ability to break long term leases due to a change in circumstances. \* an ability to be released from a contract that was in language that you did not fully understand \* possibly the end of that "VoetsToets Clause!"

Described as the equivalent of the Labour Relations Act, [and we all know how that changed things!], the Consumer Protection Act will change the way business is done in South Africa..forever!



### A Seal Story

Late in August, a lone seal found itself way off track and in the vicinity of the Mini-Market at Cape St Francis where it naturally attracted a fair amount of attention. According to Trudi Malan and others who attempted to assist, the seal had a serious eye injury and was possibly concussed and disorientated. A gun shot as a cause of this wound cannot be ruled out! Fairly large, very defensive and rather fierce, the seal could not be coaxed into returning to the sea and is believed to be hiding out on an undeveloped plot in this area while recovering and before returning to the sea. Well, hopefully that is how this story ends!



### Some Cape St Francis Property Trends

Property statistics taken from SAPTG show that the Cape St Francis property market is no exception to the very entrenched 'buyers' market so prevalent in the rest of South Africa at present. Some interesting trends show the following:

**2007** - 44 full title sales at a total value of R73 343 000,00

**2008** - 31 full title sales at a total value of R33 178 500,00

**2009** - 13 full title sales at a total value of R22 650 000,00

**2010** - 13 full title sales at a value of R10 661 500,00 to date.

No prizes for guessing when the property slump kicked in!!

The median value for a sale in 2007 was R875 000,00 whereas in 2009, it was R1 100 000,00 which seems to indicate that although number of sales has been severely reduced in the past 2 years, there were still a number of high value sales taking place. The relatively low median value of the sales registered thus far in 2010 of R710 000,00 maybe an indication of what most have felt - that 2010 has been unexpectedly tighter than 2009.

Another interesting statistic is that, whereas in 2007, 30 of the 44 sales were cash transactions with 14 being bonded, cash sales in 2010 are fewer than sales funded by bonds.



### Have a look at this property!

A secluded, classy home nestled amongst indigenous bush on a large, level plot situated about 5 minutes from the beach. Upmarket finishes throughout this recently completed home which has not yet been lived in!. With an amazing 'green' outlook over the extensive nature reserve behind this property, this property needs a discerning buyer to complete the master plan and set their place a personal stamp on this home.

ASKING PRICE : R2 200 000,00



For more information on this property visit:

[www.debbienicholsonproperties.co.za](http://www.debbienicholsonproperties.co.za)

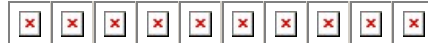


### It may interest you to know...

A Public Meeting to involve those Interested and Affected Parties in the **development proposal for the Rocky Coast Farm** is planned for Saturday 11th September at 11.30 at the Cape St Francis Resort. Anyone who is keen can view the draft report which can be located at the Municipality Offices and at the Library in St Francis Bay. Hiland and Associates are the environmental consultants.

**Churchill Dam water levels** have risen very marginally since the July level of 24.2% with the recorded level on August 5th being 25%. As the catchment area for the Churchill Dam is situated in a summer rainfall area, it is hoped that dam-filling rain may still fall this year in time to relieve the critically low water availability for Cape St Francis ahead of the extra demands that the December/January season brings with it. From the 1st July, the Municipality has implemented a 12kl restriction per household per month. Failure to adhere to this consumption amount could lead to a water restrictor being inserted in the supply line and ultimately the water supply being cut off.

P.O. Box 735 | St Francis Bay | 6312  
Cell: 082 267 2788 | Fax: 086 651 8699  
Email: [info@debbienicholsonproperties.co.za](mailto:info@debbienicholsonproperties.co.za)  
[www.debbienicholsonproperties.co.za](http://www.debbienicholsonproperties.co.za)



This mailing system may only be used for sending permission based email.

If you did not give permission to receive emails from this sender, please notify us.

This email was sent to [support@dna-online.co.za](mailto:support@dna-online.co.za) by [debbienic@telkomsa.net](mailto:debbienic@telkomsa.net) | [Print / PDF version](#) | [Read our Privacy Policy](#).